

THE FRANKLIN COUNTY BOARD OF SUPERVISORS AND THE FRANKLIN COUNTY PLANNING COMMISSION HELD A JOINT WORKSESSION ON TUESDAY, JANUARY 27, 2009, AT 6:00 P.M., IN THE MULTI-PURPOSE ROOM LOCATED IN THE FRANKLIN CENTER:

- THERE WERE PRESENT:
- Board of Supervisors
Charles Wagner, Chairman
Wayne Angell, Vice-Chairman
Leland Mitchell
David Hurt
David Cundiff
Russ Johnson
Bobby Thompson

Planning Commissioners
David Wiseman, Chairman
Ed Greer
Edmund Law
Wendy Ralph
Sherri Mitchell
Earl Webb
Karen Hiltz (via telephone)

- OTHERS PRESENT:
- Richard E. Huff, II, County Administrator
Christopher L. Whitlow, Asst. County Administrator
Larry V. Moore, Asst. County Administrator
B. J. Jefferson, County Attorney
Sharon K. Tudor, CMC, Clerk

Chairman Charles Wagner called the meeting to order.

220-NORTH CORRIDOR PLAN
Update on the status of the 220-North Corridor Plan and 220-North waterline project. Neil Holthouser, Director of Planning and Community Development and Lisa Cooper, Senior Planner shared with the Board an updated draft 220 North Corridor Plan. The Board of Supervisors instructed the Planning Staff to revise the plan to have three districts rather the original four districts previously presented, thereby not addressing medium density residential on the future land use map at this time. Mr. Holthouser stated the draft plan was back for the Board’s consideration and direction.

Mr. David Hurt submitted the following list of questions and the Planning staff has responded with the following
:
Dear Commissioners:

Thank you all for the many hours of hard work and thought that you have put into the Draft 220-North Corridor Plan. I’m especially thankful for all of you being able to accomplish so much in such a relatively short time. As you consider approving the draft plan for submission to the Board of Supervisors I’d like to share a few comments and questions.

Please understand that the following comments are from me and not from the entire Board of Supervisors. Since this corridor plan is of such importance to the future of Franklin County as well as to my district, I hope to benefit from any feedback you may choose to make on my comments before I consider suggesting any changes during my board’s deliberations.

There is great deal of the plan I really, really like, especially the “big picture” vision of dividing the corridor into distinct districts and the support of a regional business park. But since I’m not worried about changing all of things I already like I won’t make this even longer by listing them all. (And many of the things I do list here may be things you convince me don’t need to be changed!)

Following is a list of comments, concerns and questions listed in no particular order.

1.
- Was the Draft Corridor Plan map compared to maps of prime agricultural soils and soils of statewide importance? If not, this step might help assure that the proposed uses and

development densities are consistent with the plan's stated goal "to preserve prime agricultural land" (page 13).

Planning Commission did consider agricultural suitability, septic suitability and soil maps from the 2025 comprehensive plan. New data has been obtained for a new agricultural suitability map since Planning Commission made their recommendation to the plan.

2. The Draft Plan does not mention the County's adopted Trails Plan. What can be done to accommodate the Trails Plan into the Corridor Plan to permit, encourage, or even require the Trails Plan's implementation along the corridor?

The following trails are proposed within the scenic gateway:

- There is an existing Bike Route along Naff Road, right onto Route 220, turning right on Bethlehem Road and continuing along Route 220 turning right on Grassy Hill Road. This existing Bike Route also turns left on Boones Mill Road onto Rock Lily Road and onto Wirtz Road.
- Also, there is a proposed Equestrian Center (Roanoke Valley Therapeutic Riding Center would develop this project) off of Boone Bernard Drive located in the Scenic Gateway. The facility hope is to develop a riding center for at-risk youth and people with disabilities.
- Proposed is a Multi-Purpose I Trail that would run from Naff Road crossing Route 220 and running parallel to the Norfolk Southern railroad connection to the proposed Rural Recreation Trail 1. (A Multi-Purpose I trail is intended to combine walking and wheeled vehicles.) Also, proposed is a Multi-Purpose 1 Trailhead off of Apple Road. (A Multi-Purpose 1 Trailhead is a facility that generally has parking, restrooms, maps and potable water.)
- Rural Recreation I Trail is purposed to run from the center of Town of Boones Mill near Maggodee Creek running north along Route 220 and intersecting the Multi-Purpose Trail and continuing to Hardy Ford Bridge. A Rural Recreation I Trail is a trail to accommodate hiking, mountain biking and equestrian uses.

These were not considered by the Planning Commission, but could be incorporated in the plan.

3. The "Process" section of the Draft Plan summarized input from the two neighborhood meetings as "Issues of concern included viewshed protection, increased residential development, additional highway commercial development, impacts of local and commuting traffic and loss of rural character." From attending the meetings and hearing from a number people since then I'd agree that these are common concerns from the public. How does the current Draft Plan better address these concerns than the Draft Plan presented at those meetings? The current plan seems to go in the opposite direction from what the public desires by expanding the Mixed Use Commercial District and eliminating the "Grassy Hill Area" that was proposed for agriculture and rural residential.

The 220 North Corridor Plan was extended to the Town limits of Rocky Mount after our meeting in November. Planning Commission had discussions how to protect and develop the area of Mix Use Commercial. Planning Commission felt that the adoption of an overlay district for the mixed use commercial area would require standards for allowable uses, buffering, landscaping, signage and access management and discourage strip commercial development. The overly would address existing commercial development to seek redevelopment and meet the standards in the overlay district and that undeveloped areas zoned A-1 would be encourage to develop with mixed uses and rezone to PCD. Areas containing less than five acres my seek rezoning to B-2 only if developed to PCD standards.

Planning Commission was asked if the scenic gateway segment should be extended south of Boones Mills and there were only three members of the commission that thought this should take place. It was discussed leaving the area agricultural and decided on to make this area around Grassy Hill part of the Medium Density Residential.

The Planning Commission initially proposed a mixture of uses between the town limits of Boones Mill and Brick Church Road. Upon further discussion, (including consultation with Scott Martin), Planning Commission decided that this area was most appropriate for a Regional Business Center. Planning Commission used Greenfield's in Botetourt County as a model.

4. Why not extend the Scenic Gateway District boundary to the top of Cahas Mountain and Murray Knob? These natural features are just as or even more important to the scenic views as the immediate roadside area. In fact, when motorists see these dramatic mountain views from 220 it's one of the most powerful welcomes to Franklin County. (Murray Knob Road would make a clear boundary for including the slopes of Murray Knob visible from 220.)

Planning Commission debated several scenarios for boundaries of the Scenic Gateway segment. The following boundaries were considered:

- ¼ mile radius from centerline
- ½ mile radius from centerline
- Based on topography (i.e. visibility from 220)
- Based on existing parcel boundaries
- Combination of above

Six Planning Commission members voted the boundary for the Scenic Gateway to be ¼ mile from the centerline, one Planning Commission member voted for ½ mile from the centerline.

5. Within the Scenic Gateway District residential densities of 1 or 2 units per acre seem extremely permissive given the topography and the stated goals of the district.

The overlay district for the Scenic Gateway will require residential clustering which shall preserve viewsheds, open space and mature vegetation. Requiring the 250 buffering shall help to protect the rural character of the area.

6. The proposed tree buffer of 250-feet seems excessively restrictive and inappropriate for a rural area. Some required wooded buffer along Maggodee Creek may be appropriate as well as when land is developed (which should be rare in this district anyway).

The 250 feet buffer allows the scenic gateway to remain the same as it is now and that development would be behind this buffer to still give you a sense of the rural character of the area. Several rural localities have this type of buffering to preserve tree canopy and rural character along major thoroughfares.

7. There seems to be a gap from south of Boones Mill to Grassy Hill Road that is not covered by the Draft Plan (or at least not shown on the map). There should be some designation for this area. Given the steep “up and down” of 220 in this area and its existing rural and scenic nature, I think a continuation of the Scenic Gateway District is appropriate for most of this area from a bit south of Boones Mill to the Brick Church Road or Plateau Plaza area.

Planning Commission was asked if the scenic gateway segment should be extended south of Boones Mills to Burgess Road and there were only three members of the commission that thought this should take place. It was discussed leaving the area agricultural and the commissioners decided to make this area around Grassy Hill part of the Medium Density Residential to support the Regional Business Center.

8. I mentioned “a bit south of Boones Mill” because there seems to be an opportunity to provide some small commercial growth area on the hilltop between the town boundary and Mill Race Road. This small area should be evaluated for feasibility as a Mixed Use Commercial District. This provides at least some growth area for Boones Mill which makes land use sense regardless of whatever happens to the town status or boundary.

Planning Commission saw this area as a continuation of residential use rather than commercial use.

9. A medium density residential area immediately east and west of Boones Mill should be considered to encourage placing more people closest to the services available in town without requiring them to travel up and down 220. There may be some opportunity to upgrade Boones Mill’s sewer system to serve a higher population density in the immediate area.

Planning Commission did not consider placing medium density residential to the east and west of Boones Mill. Planning Commission did not feel comfortable with changing conservation area and agriculture/rural residential to medium density.

10. Our Comprehensive Plan lists Grassy Hill Road as a proposed scenic byway. How can this be incorporated into the Draft Plan? The current comp plan’s designation of the area for low density residential and the proposed change to medium density residential both seem to conflict with what is expected along a scenic byway.

Scenic byways are those roads having relatively high aesthetic or cultural value leading to or with areas of historical, natural or recreational significance. Whether the area is left low or medium density residential the comprehensive plan purposes for scenic byways to have an overlay district to preserve the rural character and history nature of the area. The overlay district can require buffering, landscaping, and control of signage to regulate. Plus the medium density segment of the 220 North Corridor Plan has a next step to amend the zoning ordinance to allow a clustering option within the A-1, Agricultural District. This option should be based on a net density of 1.2 units per acre, with a minimum of 50 percent open space and a density bonus of up to 1.5 units

per acre should be consider for areas served by public water in conjunction with development standards for site layout which could help with the scenic view of the byway.

11. The Regional Business District is an appropriate addition but how it is mapped seems confusing to me. Since the real intent is to identify a general area in which a future business park will likely be located, I suggest showing this as an unshaded circle with the underlying and remaining designation (currently medium density residential) dominating the map. As currently drawn it gives the impression that the entire shaded area will be a Regional Business District when what is proposed is a single business park of up to 1,000 acres somewhere within the bubble. And since a site location study is currently underway, it may make even more sense to either make a larger bubble or to not even designate such a specific area but instead note that a regional business park is encouraged and envisioned within the corridor.

[Staff is in the process of updating this section of the 220 North Corridor Plan to extend the Regional Business District from the town limits of Boones Mill to Brick Church Road.](#)

12. Were buried utilities considered? Requiring buried utilities makes a dramatic difference in the visual quality of a corridor.

[Buried utilities can be addressed in the overlay districts and zoning amendments concerning the 220 North Corridor Plan.](#)

13. Although I opposed last year's rezoning of the Taylors Road/220 intersection, the fact is that there is now a garage, clinic, school and trailer dealership in close proximity to the intersection. It may make sense to recognize some small commercial or mixed use "node" in this area, but traffic safety should require strict limitations. Traffic picks up speed going downhill from both directions making turns at the intersection riskier than in other areas. Any commercial node there should prohibit high-traffic type businesses. There should also be a provision to limit development to the east side of 220 (the west side has terrain poorly suited to development), require access from Taylors Road instead of 220, and prohibit further commercial development until improvements are made to the 220/Taylors Road intersection.

[There are traffic safety improvements that can be made to this area and others by extending turn lanes or requiring right turns only onto Route 220 from Taylors Road. Only allowing access off of secondary roads instead of Route 220; if VDOT agrees.](#)

14. The Mixed Use Commercial boundary seems to need revision. I like the depth of this district to provide room for and encourage development off of the roadside, but think the following adjustments might help.

- The 220 segment from Brick Church Road to Ormac Lane is very different from the environment from Ormac Lane to Iron Ridge Road. Scenic views, streams and productive farmland just off of 220 should be protected here. It may make sense to narrow the Mixed Use Commercial District in this corridor segment to ¼ mile or the closest road or stream – whichever is less.

[The Planning Commission members had different views among themselves concerning the boundary of the Mixed Use Commercial segment. Planning Commission members had an consensus of all seven members that Brick Church Road to Iron Ridge Road should be included in the Mixed Use Commercial segment. However, a majority of the Planning Commission members felt that 220 Mixed Use Commercial segment should be extend to the town limits of the Town of Rocky Mount. For the boundary of this segment four members said ½ mile from the centerline of the right of way; two members said ¼ from the centerline of the right of way and one member stated a combination of both a ¼ and ½ mile from the centerline of the right of way.](#)

- The district boundary to the east of 220 from Wirtz Road to Iron Ridge Road would seem to work better if it followed either the railroad or Wirtz Road. Continuing to follow Wirtz Road to Bonbrook Mill Road and back to 220 would also make a clear "real world" boundary.
[See above.](#)

- In order to protect water quality in the Blackwater River, buffer the popular Blackwater River Blueway, protect existing scenic views, and prevent what would likely be severe traffic hazards by allowing business entrances on such a steep (and high speed) section of 220, the Mixed Use Commercial District should stop at Bonbrook Mill Road (or even at Iron Ridge Road to the west and Bonbrook Mill Road to the east) and resume again somewhere between the 220 crossover near Planned Pethood and the top of the grade. This river area should be designated as Scenic Gateway.

The Plan would require the submittal of a concept plan in support of any rezoning in the Mixed Use Commercial District through the process of comprehensive plan review the county could protect open space on the Blackwater on a case by case basis. More specific to this effort is needed in the plan.

- The Mixed Use Commercial District should stop at the Blackwater River on either side of 220 north of Rocky Mount. The River makes a sharp bend and runs parallel to 220 about ¼ mile to the east and the west. Commercial development across the Blackwater River in this area seems nearly impossible given the terrain and existing road networks. Though depth is desired in this district it doesn't seem feasible in this specific road segment. To get even more specific, the boundary to the east of 220 should follow the Blackwater River and then the railroad into Rocky Mount.

Commercial development south of the Blackwater River probably will be limited and the terrain will more than likely dictate development. Plus the Blackwater River can be protected in the overlay district for this area.

15. I'm glad to see that adequate buffers for the Blackwater River are proposed in the Draft Plan. A 100-foot wooded buffer should be considered with any adjacent commercial use. The entire corridor would also benefit from wooded buffers along any stream adjacent to commercial use in order to protect water quality.

See response above regarding open space along the Blackwater.

16. Part of the rationale for the medium density area seems to be in support of the Regional Business District. But creating higher residential densities to accommodate workers for a planned business park seems counter-productive when one of the reasons for creating a business park is to reduce the out-commuter rate and increase average wages for existing residents.

Staff is developing an alternative plan for this area that will be presented at the work session on January 27th.

17. The Draft Plan also seems to recommend such a large area for medium density residential in part because the current subdivision ordinance permits a density of 2.9 units per acre once public water is available. We should re-think this part of our subdivision ordinance anyway, but certainly should not let it drive decisions on the corridor plan. My understanding is that this provision would not automatically increase by-right development without a re-zoning and, in any case, an overlay district would trump the subdivision ordinance.

The plan envisions residential clustering both through rezoning to RPD and by establishing a cluster option.

18. The boundary line for the medium density area is the same as the current comp plan's low-density area. That area was apparently carried over from the previous comp plan and all of my attempts to determine the rationale for that original boundary turned up nothing. I do think we should designate some areas in the corridor as medium density residential but these areas should be dramatically smaller and their boundaries determined by such factors as roads, streams and other natural boundaries as well as existing and projected school capacity, public safety service and transportation patterns. For example, given the current unsafe conditions at the intersection of 220 and Grassy Hill Road and the bleak budget picture for any meaningful improvements, I wouldn't want to encourage even greater residential growth that would further strain this intersection.

The boundary that has been in question for some time is a boundary that was taken from a study conducted by Dewberry and Davis Engineers in 1991. A map showed proposed areas for water and sewer.

(RESOLUTION #12-01-2009)

BE IT THEREFORE RESOLVED, by the Board of Supervisors to authorize staff to advertise for public hearing the proposed draft 220 North Corridor Plan.

MOTION BY: David Hurt

SECONDED BY: Wayne Angell

VOTING ON THE MOTION WAS AS FOLLOWS:

AYES: Mitchell, Hurt, Cundiff, Angell, Johnson, Thompson & Wagner

LONG RANGE PLANNING PROCESS

Discussion of the roles and responsibilities of the Board and Planning Commission in Long Range Planning projects were offered for conversation:

David Hurt, Boone District Supervisor, shared concern of a need for more Board direction or communication to the Planning Commission as related to long range Planning projects such as the draft 220 North Corridor Plan and the pending update of the Zoning and Subdivision Ordinances.

Wayne Angell, Blackwater District Supervisor, stated the Planning Commission should be independent and offer a free assessment with a target. Mr. Angell stated the more everyone could work on the same page and the target is the same the better the process becomes.

David Wiseman, Boone District Representative, Planning Commission, stated the Commission needed guidance from the Board to go into some direction with the understanding there might be disagreements and he felt the Board of Supervisors needed to expand the communication with goal setting objectives.

Russ Johnson, Gills Creek District Supervisor, stated it was not the Board's intent to contaminate the work of the Commission. Mr. Johnson urged the Commission to come to the Board to share their thoughts and to seek direction if they needed guidance.

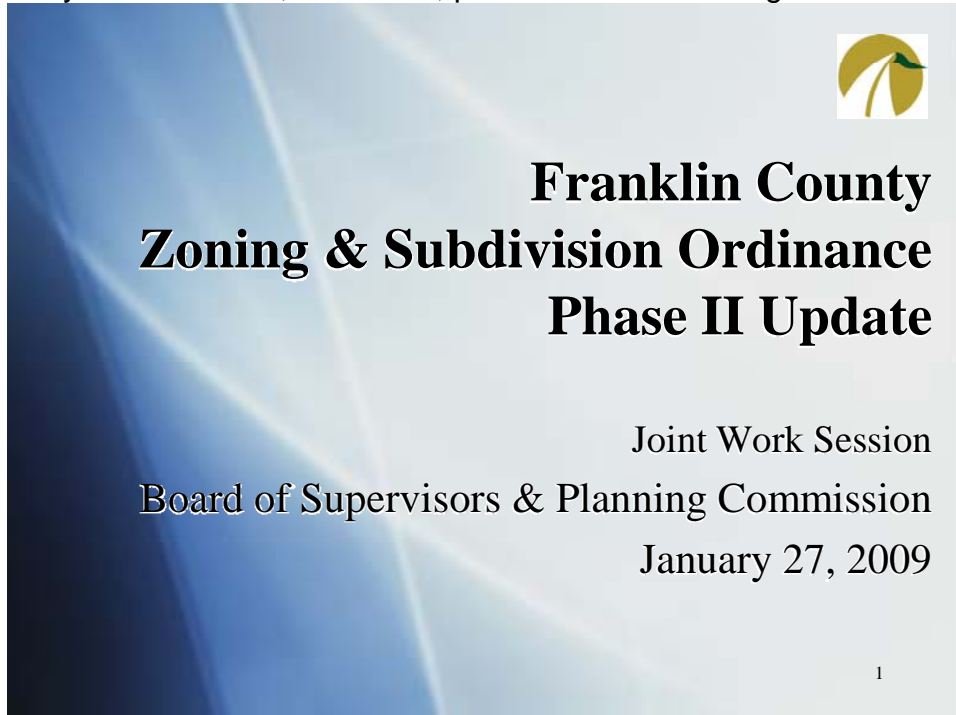
Charles Wagner, Rocky Mount District, Supervisor, stated anytime the Planning Commission would like to meet with the Planning Commission for a work session the Board would set a joint meeting.

Leland Mitchell, Snow Creek District, Supervisor, stated if the Board begins to make decisions and have inputs prior to the Planning Commission's recommendations, there wouldn't be a need for the Planning Commission to make recommendations.

Earl Webb, Blackwater District, Supervisor, stated the process was not a quick process and he could assure the Board the minutes would reflect the Planning Commission covered every topic possible during the 220 North Corridor study work session.

JOINT WORK SESSION: Phase II Update of the Zoning & Subdivision Ordinances

Holly Larson Lesko, Facilitator, presented the following PowerPoint presentation:



Franklin County 2025 Vision

Franklin County, Virginia - appreciating its rural, scenic Blue Ridge landscape and rich cultural and agricultural heritage is a uniquely balanced, highly educated, prosperous, and diverse land of families, businesses, and communities of faith who thrive amongst interconnected neighborhoods where personal responsibility and community interdependence are cherished.

2

Issues and Regulations to Consider and Address

- Cluster/Compact Development Requirements
- Urban Development Areas (PRDs & TDRs)
- Affordable Housing Regulations - requirements for location commitments
- Transportation funding - local control of secondary roads
- Regional initiatives and cooperation - most funding requires this for environmental and economic development projects
- Cash Proffers and Impact Fees

3

Additional Issues/Ideas for Consideration

- Economic Downturn
- Water Resource Management
- Infrastructure Development Planning & Funding
- Alternative Transportation Initiatives
- Federal Infrastructure & Energy Programs
- Urban Expansion Zones
- Forestal and Agricultural Protection Zones
- Special Features Overlay Mapping and/or Protection
- School Facility and Capacity Planning

4

Compact Development Option

- **Goals of Compact Development:**
 - Natural resource preservation.
 - Cost-efficiency in providing infrastructure.
 - Appropriate design solutions for unique site conditions.
- Smaller lot sizes in return for providing permanent green space
- Use is voluntary

5

Intent Language

- Defines the boundaries of the district
- Relates uses to physical attributes
- Highlights desired form and function of the district
- Guides users and enforcers of the ordinance in areas of interpretation

6

By Right or Special Use Designation Guidance

- District Intent
- Health and Safety
- Water/Sewer
- Solid waste
- Traffic
- Parking
- Scale and Mass
- Nuisance

7

Ms. Lesko, stated the the purpose of this facilitated work session is to:

- 1) identify critical issues that should (or should not) be addressed as part of the ordinance update;
- 2) identify needs for additional research and analysis; and
- 3) consider the scope, schedule, process, and public involvement that will be required in order to complete the Update project.

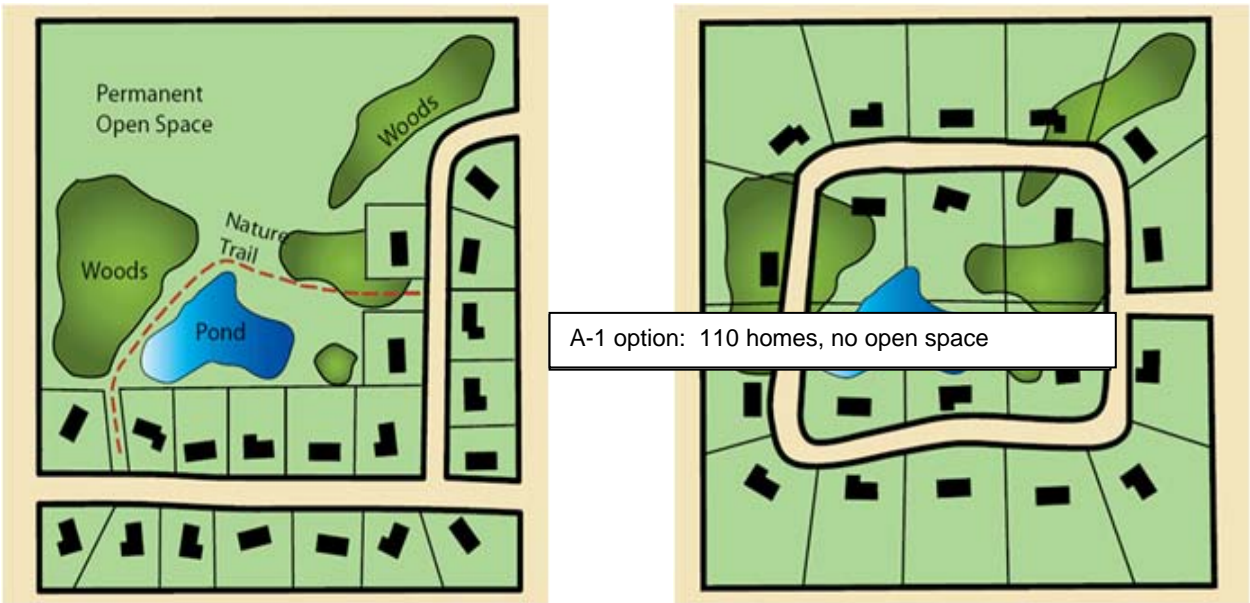
Ms. Lesko shared with the Board and Commission members an Exercise: Hypothetical Scenarios Illustrating Potential Zoning Conflicts beginning with Scenario #1 as follows:

SCENARIO #1: BY-RIGHT RESIDENTIAL DEVELOPMENT IN THE A-1 ZONING DISTRICT
The owner of a 100-acre farm wishes to sell his property to a developer, who intends to build a residential subdivision. The property is currently zoned A-1, Agricultural District. The property is located in a rapidly-developing area of the County, characterized primarily by established neighborhoods and new residential subdivisions, with few active farms remaining.

The Comprehensive Plan calls for this area to develop with Low Density Residential uses, ranging from 1 to 2 units per acre.

The developer proposes to rezone the property from A-1 to RPD, Residential Planned Unit Development. The developer’s rezoning request calls for 150 single-family homes to be built on 50 acres, with the balance of the property to remain as open space.

As an alternative to RPD zoning, the developer proposes to develop a by-right subdivision consisting of 110 single family homes. This by-right option is based on a minimum lot size of 35,000 square feet in the A-1 zoning district. No open space is proposed.



Questions:

- Which zoning scenario is preferable? Why?
- If this area of the County is no longer rural in character and agricultural in use, should land continue to be zoned A-1, Agricultural District?
- What are the alternatives to A-1 zoning in non-agricultural areas?

Would this require comprehensive rezoning to another zoning classification?

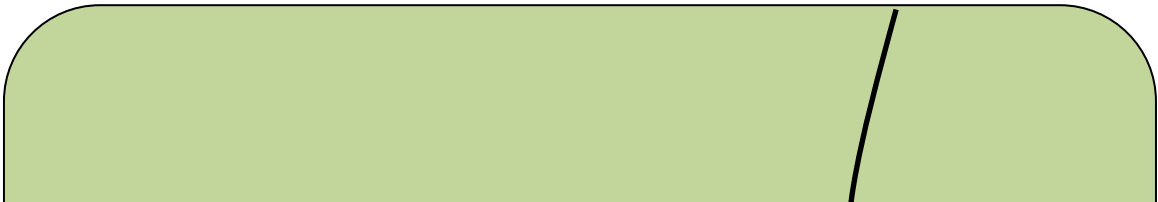
General discussion ensued.

Ms. Lesko presented Scenario #3 as follows:

SCENARIO #3: PRESERVATION OF AGRICULTURAL LAND IN DEVELOPING AREAS
The Comprehensive Plan calls for the establishment of two village centers, “A” and “B,” at key rural intersections along Rt. 123. This area of the County – primarily zoned A-1 – is currently rural in character, and contains a number of working farms. In recent years, however, this area has faced growing suburban pressure. Several new residential subdivisions have been developed with private well and septic systems.

The Comprehensive Plan calls for most of this area to remain agricultural/forestall in use, with rural residential densities. According to the Plan, suburban residential densities should be concentrated within and immediately surrounding well-planned village centers.

A public water line is planned along Rt. 123, linking Village Center “A” with Village Center “B.”



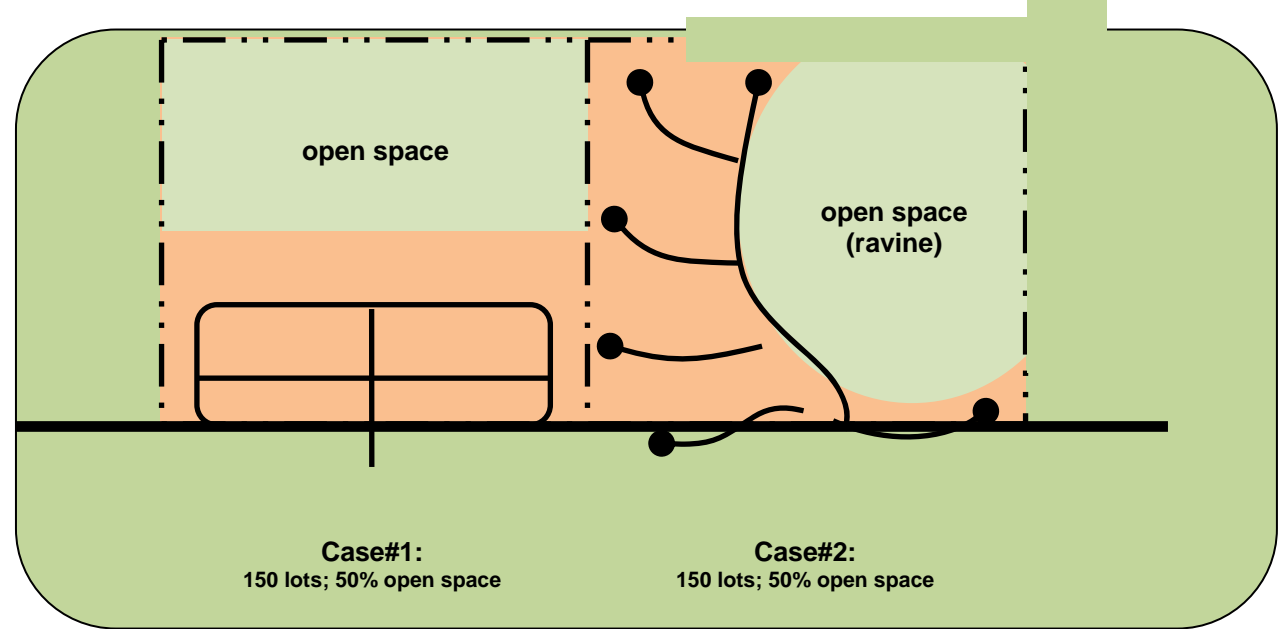
- If the developer builds the water line to the mid-point of his frontage, how will the line be extended across the remainder of the site in order to continue toward Village Center “B”?

General discussion ensued.

Ms. Lesko presented Scenario #2 as follows:

SCENARIO #2: QUALITY OF OPEN SPACE IN CLUSTER RESIDENTIAL DEVELOPMENTS
The owner of a 100-acre tract of land wishes to develop a clustered residential subdivision under RPD, Residential Planned Unit Development zoning, which requires 50% open space. The subject property is relatively flat, and features good soils for septic compatibility. The developer proposes to construct 150 single-family homes on the front half of the property, with a 50-acre area at the rear of the property left undeveloped as open space. The applicant’s rezoning petition is filed as Case # 1.

The owner of a neighboring property decides to develop his 100-acre tract as well. This property does not feature good soils for septic compatibility, and is constrained by a large ravine consuming the eastern portion of the site. The property owner proposes to develop a clustered residential subdivision under RPD zoning. The concept plan calls for 150 single-family homes located around the perimeter of the property, with the required 50% open space located in the undevelopable center of the site. The applicant’s rezoning petition is filed as Case # 2.



Questions:

- Is Case # 1 a reasonable balance of increased density and public benefit? How will the required open space be used? By whom?
- If Case # 1 is approved, is the property owner in Case # 2 entitled to the same density and yield?
- In Case # 2, should undevelopable land be counted as open space? To what extent?
- By what criteria do we judge the quality and benefit of open space?

General discussion ensued.

IDENTIFICATION OF ISSUES AND CONCERNS WITH EXISTING ORDINANCES

Ms. Lesko, Facilitator, asked each member to take a moment to express in two or three words on the supplied cards identifying issues and concerns with the existing ordinances:

THE FOLLOWING SUGGESTIONS WERE OFFERED BY THE PLANNING COMMISSION AND BOARD OF SUPERVISORS:

- Rezoned
- Who Pays for Infrastructuring? Subsidizes?
- Generate More Support for Clustering
- Eliminate increased by-right density with public water & sewer
- Define What is Wrong Now??? Burning Issue

- Change By Right A-1 Uses
- County Wide Zoning/
- Lot Size in A-1
- Encourage More Residential Development in Village Centers
- “Everything” is Zoned A-1/Too Much
- Too Many Uses in Ag Zoning
- Need More Classifications or Levels
- Must Understand Related Water Connections
- Given the Diversity in the County-How to draft ordinances that fit. (Not one size fits all)
- Other Zoning Categories
- Change in the Use of Lane
- Discourage 35,000 sq. ft. linear lots up and down road fronts
- Clear Definitions and/or Definitions at all (Enforcement) Interpretation
- Ag By Right to Protect Family Farm, but yet, develop also if chosen (flexibility)
- How Open Space is Measured/Standardized
- Protect Road Capacity and Safety
- Clarity & Consistency Links to Plan/Apply
- Zoning Categories too board
- Prioritization of issues and concerns
- More categories of Open Space/Codify the quantity
- Relationship of Ordinances to Vision (Comp. Plan, Strategic Plan)
- Viewshed – Who Owns It????
- Scope, process and next steps for Phase II Update

Ms. Lesko asked the group to come forward and prioritized the submitted topics by placing their “**red dots**” on the cards identifying issues and concerns with the existing ordinances.

THE FOLLOWING PRIORITY ISSUES WERE OFFERED AS FOLLOWS:

- 1. By Right A-1 Uses (9 dots)
- 2. County Wide Zoning (8 dots)
- 3. Ag By Right/Flexibility for Farmers(7 dots)
- 4. Who Pays? Subsidizes? Infrastructure (4 dots)
- 5. Other Zoning Categories/Research What Exists (3 dots)
- 6. Lot Size in A-1 (3 dots)
- 7. Viewshed/Who Owns it???? (2 dots)
- 8. Clarity & Consistency Link to Plans/Apply (2 dots)

SCOPE, PROCESS AND NEXT STEPS FOR PHASE II UPDATE

Ms. Lesko, Facilitator, confirmed with the Board and the Planning Commission as to the next step to develop and place the Request for Proposals for Zoning and Subdivision Ordinance consulting services (RFP) on the street. Mr. Holthouser stated a specialized RFP was needed to attract the best consultant to help Franklin County. Mr. Johnson stated public involvement was very important and the need to pro-actively get stakeholders involved throughout the process. The Board expressed for the process to target where the people are, as well as through multiple communication channels such as surveys, web presence, diverse population mediums, etc. Mr. Johnson stated he felt technicians were not specifically needed with the Zoning & Subdivision updates, but rather, the County needs experienced, professional, land planner(s) as consultants for this project.

Once the RFP is advertised and proposals received, the staff will review and rank them accordingly. Interviews will then be held and a consultant recommendation returned to the Board for its consideration. The consensus of the Board was for staff to proceed with drafting an RFP based on the various feedback from tonight’s joint work session. The RFP will be presented to the Board at its February 17th meeting.

The joint work session with the Planning Commission was adjourned.

CLOSED SESSION
(RESOLUTION #13-01-2009)

BE IT THEREFORE RESOLVED, by the Board of Supervisors to go into Closed Session in Accordance with 2.2-3711 a-7, Consult with Legal Counsel, of the Code of Virginia, as amended.

MOTION BY: David Hurt
SECONDED BY: Wayne Angell

VOTING ON THE MOTION WAS AS FOLLOWS:

AYES: Mitchell, Hurt, Cundiff, Angell, Johnson, Thompson & Wagner

MOTION: David Cundiff **RESOLUTION: #14-01-2009**
SECOND: David Hurt MEETING DATE January 27, 2009

WHEREAS, the Franklin County Board of Supervisors has convened an closed meeting on this date pursuant to an affirmative recorded vote and in accordance with the provisions of The Virginia Freedom of Information Act: and

WHEREAS, Section 2.2-3712(d) of the Code of Virginia requires a certification by this Franklin County Board of Supervisors that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED, that the Franklin County Board of Supervisors hereby certifies that, to the best of each member’s knowledge, (i) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the closed meeting to which this certification resolution applies, and (ii) only such public business matters as were identified in the motion convening the closed meeting were heard, discussed or considered by the Franklin County Board of Supervisors.

VOTE:

AYES: Hurt, Cundiff, Angell, Johnson, Thompson & Wagner

NAYS: NONE

ABSENT DURING VOTE: Mitchell

ABSENT DURING CLOSED SESSION: Mitchell

Chairman Wagner adjourned the meeting.

CHARLES D. WAGNER
CHAIRMAN

RICHARD E. HUFF, II
COUNTY ADMINISTRATOR